



Argyle Street, North Shields, NE30 4EX

£155,000

With a fantastic location in the heart of Tynemouth Village, this gorgeous, ground floor studio apartment really does have it all when it comes to the lifestyle on offer! With the Beach, Tynemouth Village, Bars, Restaurants, Metro and Independent Shops right on your doorstep, you'll need to be super quick to avoid disappointment. Available with no onward chain there is a secured entry system and communal hallway. With just four apartments in the building, you will also benefit from a long lease and an equal share of the Managed Freehold. Entrance hall into the apartment, beautiful lounge and dining area with feature bay window and stunning, intricate period corncicing. Contemporary and stylish kitchen, a cosy Mezzanine bedroom off the lounge showcasing a gorgeous nook area overlooking the front room. Stunning, re-fitted shower room, private front garden area. Gas radiator central heating system, double glazing.

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**Prime Location in Tynemouth
Village**
**Short Walk to Beach, Village and
Metro**
Lounge with Feature Bay Window
Cosy Mezzanine Bedroom

Period Ground Studio Flat
Beautifully Presented
Contemporary Fitted Kitchen
Stunning Shower Room

For any more information regarding the property please contact us today

Entrance Door to:

COMMUNAL HALLWAY: Communal lobby and hallway, door to:

PRIVATE ENTRANCE LOBBY: laminate flooring, through to:

LOUNGE: (front): 16'4 x 13'2, (4.98m x 4.01m), with measurements into feature double glazed bay window with original panelling under, intricate and stunning cornice to ceiling, ceiling rose, laminate flooring, radiator, stairs to:

MEZZANINE DOUBLE BEDROOM: 13'5 x 11'7, (4.09m x 3.53m), restricted head room

KITCHEN: (off lounge): 7'0 x 5'6, (2.13m x 1.68m), contemporary and stylish range of base and wall units, worktops, plumbed for automatic washing machine, sink unit with mixer taps, integrated electric oven, gas hob, cooker hood, tiled splashbacks

SHOWER ROOM: stunning re-fitted shower room, showcasing, double shower cubicle with brass shower and forest waterfall spray, pedestal washbasin with mixer taps, low level w.c. with recessed flush, spotlights to ceiling, tiled floor, fully tiled walls, extractor

EXTERNALLY: Private front garden area, shared access out of the rear yard. Permit Parking on street £25 per year for second permit.

T: 0191 2463666

whitleybay@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: On street/One Parking Permit free, additional permit can be purchased at a charge of £25 per annum

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 05.02.1992

Ground Rent: £25.00. Per annum.

This property owns an equal portion of the managed freehold at a monthly service charge of £50 which includes building insurance

COUNCIL TAX BAND: A

EPC RATING: D

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AWAITING FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.